



Willowbank, 3 Londubh, POOLEWE, IV22 2LD

Offers Over £365,000

REF: 61004





description

Willowbank is a deceptively spacious five-bedroom property located in the highly popular village of Poolewe which nestles on the shores of Loch Ewe on the West Coast of Scotland. The property, which is in excellent condition throughout, benefits from oil fired central heating complimented by a wood burning stove in the lounge, a private rear garden and enjoys views towards Loch Ewe and the surrounding countryside. With ample storage and versatile well-proportioned accommodation, this property represents an ideal family home for those looking for a quiet village lifestyle. Given its layout, the property could easily be configured to create a separate living space, ideal for letting or the extended family. As the property has previously been utilised as a holiday let, it can be sold fully furnished and equipped, by seperate negotiation.

Only by viewing can you fully appreciate the extent of the living space on offer and the delightful location.

The accommodation consists of; an entrance vestibule with large store cupboard; inner hallway with store cupboard; a well-appointed kitchen with base and wall mounted units, complementary work tops and splashback, electric oven & hob, integrated dishwasher and ample room for informal dining; rear vestibule/boot room with washing machine; formal dining/family room; front facing bright lounge with a wood burning stove providing a welcoming focal point; master bedroom with fitted wardrobes and en-suite facilities comprising a WC, wash hand basin and mains fed shower; two further bedrooms; office; family bathroom comprising a WC, Bidet, double wash hand basins and enclosed shower cubicle; on the upper floor is the double aspect games room with wall mounted TV bracket; utility area/kitchen with base and sink unit and fridge; two double bedrooms and bathroom comprising a three piece suite in white and free standing electric powered shower.

Externally the property sits within a large fully enclosed garden, mainly laid to grass with some mature trees, shrubs and bushes. There is a substantial garden shed, tool shed and wood store. A patio area to the rear of the property provided an ideal venue for al fresco dining or where you can sit and enjoy the sunshine in your delightful surroundings. To the side of the property is a parking/turning area.

Poolewe is reached via undoubtedly some of the most stunning scenery in the Scottish Highlands. Facilities in the village include a general store, Post Office, selection of hotels and cafés and community hall offering a range of village activities. As the area is a highly popular tourist destination there are a host of activities available on your doorstep including hill walking, sailing, the Famous Inverewe gardens and the North Coast 500 also runs very close by. Primary education is provided in Poolewe with Secondary pupils attending Gairloch High School. The nearby village of Gairloch provides an additional range of facilities along with a bank, medical centre, small selection of retail outlets, a golf course and stunning beach.

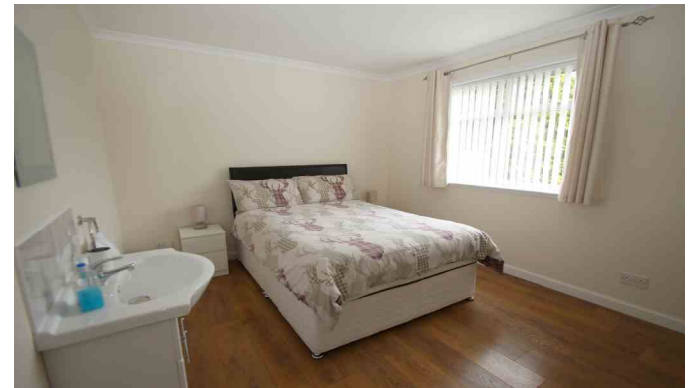
Inverness, the main business and commercial centre in the Highlands is approximately 2 hours' drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	1.83m x 1.81m (6'0 x 5'11)
Hall	7.97m x 4.69m (26'2 x 15'5)
Kitchen	4.39m x 3.00m (14'5 x 9'9)
Utility	3.00m x 2.37m (9'9 x 7'9)
Dining Room	4.29m x 2.71m (14'0 x 8'11)
Lounge	5.96m x 4.83m (19'6 x 15'9)
Bedroom 1	3.00m x 2.76m (9'9 x 9'0)
En-suite	2.70m x 1.16m (8'9 x 3'9)
Bedroom 2	3.46m x 3.01m (11'3 x 9'11)

Bedroom 3	4.04m x 3.50m (13'3 x 11'6)
Bedroom 4	3.47m x 2.80m (11'5 x 9'2)
Bedroom 5	4.41m x 3.05m (14'6 x 10'0)
Office	3.46m x 2.35m (11'3 x 7'9)
Bathroom	3.01m x 1.74m (9'11 x 5'9)
Shower Room	2.46m x 2.32m (8'0 x 7'6)
Entrance Vestibule/Boot Room	3.10m x 1.52m (10'2 x 5'0)
Games Room	5.66m x 5.47m (18'6 x 17'11)
Shed	3.78m x 2.41m (12'5 x 7'11)







General

All curtains, blinds and white goods are included in the asking price. Most other items of furnishings and equipment can be made available by separate negotiation.

Services

Mains water, drainage and electric. Oil tank.

Council Tax

Council Tax Band F

EPC Rating

D

Post Code

IV22 2LD

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

JD/WATT0074/1

Price

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Directions

Follow the road North to Gairloch and on to Poolewe, continue into the village and pass the caravan park on your right, take the next right sign posted Londubh, then take the next drive on your right and the property is at the end of the drive on your left.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



